

For Sale by Private Treaty

**5 CARMEN LAWN, GARRYDUFF, ROCHESTOWN, CORK T12 APR5**



No.5 is an exceptional, attractive, bright and airy four bedroom residence superbly positioned within a tranquil and private setting in the much sought after development. Carmen Lawn is an outstanding location with fabulous green areas ideal for children.

Internally this superb family home enjoys well-proportioned accommodation extending to 179 sq.m/1,926 sq.ft. which has been well designed and is maintained to an exceptionally high standard throughout.

Rochestown is a sought after location with an abundance of great schools, shops, churches and sporting clubs etc. in the immediate vicinity.

It is also positioned minutes from Douglas Village and enjoys easy access to the City Link Road.

**DETACHED HOUSE  
4 BED— 4 BATH  
179 sqm (1,926 sqft)**



**Agent: Brian Olden  
Phone: 087 221 1174**

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

**Hallway** 5.2m x 4.5m

Tiled flooring, understairs cloakroom.

**Living room** 4.0m x 3.8m

Bay window overlooking front, polished timber floor, open fireplace with marble surround.

**Study** 3.7m x 2.5m

Bay window overlooking front, polished timber floor.

**Playroom** 3.7m x 2.4m

Laminate flooring.

**Kitchen/ Dining Room** 9.3m x 7.0m

Built in fitted kitchen with granite countertops and integrated appliances, breakfast island, tiled floor, french doors to rear.

**Utility** 2.4m x 2.0m

Tiled floor, plumbed for washing machine and dryer, door to rear.

**WC** 2.0m x 1.4m

Tiled floor, wc, wash hand basin.

### First Floor

**Bedroom 1** 3.4m x 3.1m

Polished timber floor, built in wardrobes

**En-suite** 2.8m x 1.2m

WC, Wash hand basin, walk in shower, tiled walls and floor.

**Bedroom 2** 3.8m x 3.6m

Laminate flooring, built in wardrobes.

**En-suite** 2.4m x 1.2m

WC, wash hand basin, walk in shower, tiled walls and floor.

**Bedroom 3** 3.7m x 3.5m

Laminate flooring.

**Bedroom 4** 3.7m x 2.7m

Laminate flooring.

**Bathroom** 2.3m x 2.1m

Tiled walls and floor, wc, wash hand basin & bath.

### Features:

- ⇒ Gas Fired central heating.
- ⇒ Ideal family home
- ⇒ Side entrance
- ⇒ 5 minute drive to Douglas village
- ⇒ Professionally landscaped gardens
- ⇒ Immaculate throughout

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